



HADLEIGH

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**HARBORNE PLACE, LORDSWOOD ROAD,
HARBORNE, B17 9BY**



**AN EXCITING DEVELOPMENT OF SEVEN LUXURIOUSLY APPOINTED
BRAND NEW FIVE BEDROOM THREE STOREY TOWNHOUSES BY ST PHILIPS
HOMES.**

VIEWING BY APPOINTMENT ONLY WITH HADLEIGH ESTATE AGENTS 0121

PRICES FROM £675,000



Description

First class suburban living in the heart of Harborne, located just minutes away from Harborne High Street on Lordswood Road, this luxurious appointed townhouse is now available to reserve. The property presents the ultimate in modern living within walking distance of Harborne High Street, which provides an excellent range of facilities including independent shops, popular restaurants and bars, local well regarded schools and has excellent access to major transport links. The property features a well-proportioned living room with bi-folding doors to the rear garden, five generously sized bedrooms, three / four en-suites and bathroom, plus underfloor heating throughout. The property benefits from two off-road, allocated parking spaces with electric charging capacity. The kitchen and bathroom has been designed by Neptune and Porcelanosa in order to provide the very best designs.

Specification

High quality fitted kitchen by Neptune - Villeroy and Boch ceramic single with Quooker Fusion chrome tap in Suffolk range

Neptune stainless steel undermounted sink with Quooker Fusion chrome tap in Limehouse range

Old English White Quartz worktop in Suffolk range

Silestone Gris Expo worktop in Suede finish in Limehouse range

Open shelved pantry with a choice of glass or solid door

Neff stainless steel slide and hide single oven

Neff stainless steel compact oven with microwave

Neff stainless steel warming drawer

Neff stainless steel box chimney hood.

Neff black induction hob with splash back behind.

Neff integrated fridge freezer.

Neff integrated dishwasher.

Electrical, Windows and Joinery

TV socket to living room, bedroom 1, bedroom 2 and bedroom 4

BT socket to living room, hall, bedroom 1, bedroom 2, bedroom 4 and bedroom 5

Mains operated smoke detectors interconnected with battery backup

CAT 6 cabling

Coach light with motion sensor to front and rear elevation

LED downlights to kitchen and bathroom

Security alarm

Smart Home ready (separate information available)

Chrome level furniture to internal and external doors

White horizontal panelled internal doors

Fitted wardrobes to bedroom 1, bedroom 2, bedroom 3 and bedroom 5

GPR front doors fitted with mains doorbell, door number and multilocking system

External Features

UPVC double glazed windows

Two car parking spaces

Turfed/planted areas to front

Paved patio area

Outside tap

Loft and cavity insulation

Wooden gate to side access

1.8m closeboarded fence to rear garden

General

Ideal gas fired central heating boiler

Crown white matt emulsion walls and ceilings, white gloss to woodwork

10 year Build-Zone building warranty

2 year St.Philips warranty

Plots 2, 3, 5 & 6 Dimensions

1,738 sq ft (3'3" sq ft)

Ground Floor - Living Room

16ft 3" x 13ft 6" (0.41m 0.08m x 0.33m 0.15m)



Kitchen/Dining

22ft 4" x 8ft 7" (0.56m 0.10m x 0.20m 0.18m)

First Floor - Bedroom 1

11ft 3" x 10ft 9" (0.28m 0.08m x 0.25m 0.23m)

Bedroom 2

15ft 3" x 8ft 3" (0.38m 0.08m x 0.20m 0.08m)

Bedroom 3

11ft 8" x 7ft 8" (0.28m 0.20m x 0.18m 0.20m)

Second Floor - Bedroom 4

16ft 5" x 14ft 9" (0.41m 0.13m x 0.36m 0.23m)

Bedroom 5

16ft 5" x 13ft 8" (0.41m 0.13m x 0.33m 0.20m)











MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".

